

CHAPTER 22
Zoning

22.18 Landscaping

(Rep. & recr. #66-01)

(1) **PLAN REQUIRED.** (Am. #38-02) Whenever new development is subject to site and architectural review plans under sec. 22.15, a landscape plan shall also be required as part of the site and architectural plans. One-family and two-family dwellings are subject to the requirements of subsections (4) and (12).

(2) **CONTENTS OF LANDSCAPE PLAN.** Landscape plans shall be drawn to scale and shall include the following information:

- a. The name and address of the property owner, the landscape architect or designer who prepared the plan.
- b. The name of the proposed project.
- c. The date of the landscape preparation and any revisions thereto.
- d. A graphic scale and a north point.
- e. A legal description of the property.
- f. The location and size of all existing deciduous trees five (5) inches or larger in diameter at four and one half (4½) feet above grade; all existing coniferous trees 10 feet or greater in height, and the boundaries of any existing woodlots.
- g. Identification of all trees to be moved or destroyed.
- h. The location of all proposed plantings.
- i. A planting schedule showing all symbols intended to represent plantings, quantities of plant materials, size and caliper of plant materials, root specifications, and special planting instructions.
- j. Typical sections and details of fences, tiewalls, planting boxes, retaining walls, tot lots, picnic areas, berms, and other landscape improvements.
- k. Typical sections of landscape islands and planter beds identifying materials to be used.
- l. Details of planting beds and foundation plantings.
- m. Delineation of sodded areas, seeded areas, and wilderness areas indicating square footage, materials to be used, and seed mixtures.
- n. Where landscape or man-made materials are used to provide required screening or buffers from adjacent properties or public rights-of-way, a cross-section shall be provided drawn to a recognized engineering or architectural scale illustrating the prospective of the site from the neighboring property and property line elevation.
- o. Details concerning the appropriate screening of trash dumpsters and mechanical equipment. Trash dumpsters and rooftop and grade-level mechanical equipment should be installed to be unobtrusive and should be screened from public view. Trash dumpsters should be screened on at least three sides by a solid wall or fence. The height of the wall or fence should at least equal the height of the dumpster.

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(3) **RELATION TO OTHER PLANS.** All landscape plans shall be integrated with other required grading, drainage, buffer, screening, lighting, site, parking, and signage plans.

(4) **REQUIRED LANDSCAPE PLANTING.** (Am. #38-02) The number of plant materials required in order to achieve an appropriate and complete landscape plan for a site shall be provided so that plant materials shall consist of a mixture of trees, shrubs, and ground cover as approved by the Plan Commission. Two-family residential development shall provide a minimum of two trees located in the front yard, two trees located in the rear yard, and seeded lawns for each lot. One-family residential development shall provide seeded or sodded lawns for each lot unless the property in question is registered as a Natural Lawn pursuant to section 17.14(6)(b) of the Municipal Code. Multi-family residential, business, industrial, institutional, and park development shall plant appropriate trees, shrubs, and ground cover--as approved by the Plan Commission--based on the size of the project.

(5) **REQUIRED BUFFER PLANTING.** Plant materials required for buffering or screening shall be in accordance with Section 22.14(3).

(6) **MINIMUM SIZE OF PLANTINGS.** All plantings under this subsection shall be in accordance with the following:

- a. Deciduous trees shall be a minimum size of two and one half (2½) inches in diameter at four and one half (4½) feet above grade.
- b. Coniferous trees shall be a minimum of six (6) feet in height.
- c. Shrubs shall be a minimum of eighteen (18) inches in height or spread.
- d. Ornamental trees shall be a minimum size of one and one half (1½) inches in diameter at four and one half (4½) feet above grade.

(7) **METHOD OF INSTALLATION.** All deciduous and coniferous trees shall be ball and burlap, and staked and guyed in accordance with American Association of Nurserymen's Standards. Trees may also be transplanted with use of a tree spade. All shrubs shall be ball and burlap, or potted.

(8) **SODDING AND GROUND COVER.** All open areas not occupied by buildings, parking, or storage shall be sodded. Exceptions to this requirement may be permitted when:

- a. Areas are intended for future expansion in which case the areas shall be seeded and protected from soil erosion, and maintained with grass.
- b. Undisturbed areas containing existing natural vegetation shall be maintained and kept free of foreign and noxious materials.

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(9) SLOPES AND BERMS. Slopes and berms steeper than one (1) foot vertical for each three (3) feet horizontal shall not be permitted without special treatment, such as terracing or retaining walls, as approved by the Plan Commission.

(10) PLANT PROTECTION. All planting beds shall be provided with weed barriers, mulched, and provided with a permanent edge or curbing.

(11) LOCATION OF TREES. In determining the location of trees, the mature height and the distance between the trees shall be considered.

(12) IMPLEMENTATION OF LANDSCAPE PLANS. (Am. #38-02) Landscaping shall be completed within one (1) year of the date of occupancy of the development or in the event that the development contains more than one unit, the last unit of the development. Except with regard to one-family dwellings, an irrevocable letter of credit or surety bond in the sum of twice the estimated amount of labor and materials needed to complete the landscaping shall be furnished to guarantee the installation of landscaping as shown on the approved landscape plan. The irrevocable letter of credit or surety bond shall be in a form as is acceptable to the City to allow the City to secure the committed funds if there is a default. The irrevocable letter of credit or surety bond shall be furnished before any building permit will be issued and shall not expire and will be in full force and effect until the landscaping is complete in accordance with the approved landscape plan.

(13) MAINTENANCE. All plant materials shall be tended and maintained in a healthy growing condition. Plantings shall be replaced when necessary and kept free from refuse and debris. All planting material which is dying or damaged beyond recovery shall be replaced within six months or by the next planting season, whichever comes first.

(14) LANDSCAPING PROHIBITED. No landscaping shall be permitted within utility easements, drainage easements or rights-of-way except with the approval of the City Engineer.